



# NEWS RELEASE

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CALIFORNIA STATE TREASURER PHIL ANGELIDES

FOR IMMEDIATE RELEASE  
July 22, 2004

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## **CALIFORNIA TREASURER ANGELIDES AND OAKLAND MAYOR BROWN LAUD CRITICAL 'CALREUSE' LOAN TO HELP OAKLAND JUMP START SECOND PHASE OF FRUITVALE TRANSIT VILLAGE PROJECT**

OAKLAND, CA – California State Treasurer Phil Angelides and Oakland Mayor Jerry Brown today visited Fruitvale Transit Village to see first-hand the successful transformation of the area surrounding the Fruitvale BART station into a transit-oriented, mixed-use development in the heart of Oakland's Fruitvale neighborhood. Treasurer Angelides and Mayor Brown praised Fruitvale Transit Village as an example of the types of projects the California Recycle Underutilized Sites (CalReUSE) program is trying to finance – an infill project that creates a mixed-use community that includes housing, retail and offices and that is also a transportation hub.

CalReUSE will provide \$125,000 to undertake the critical task of determining whether the site identified for Phase II of the Fruitvale project poses a threat of environmental contamination and, if so, how to assure clean up of the area. The CalReUSE program is part of an initiative sponsored by Treasurer Angelides to help cities spur the clean up and redevelopment of contaminated sites called "brownfields."

"The Fruitvale Transit Village is a shining example of how uncertainty can be turned into opportunity," Angelides said. "CalReUSE enables local communities to turn underutilized sites into economic assets – helping to create housing, jobs and commerce on what would otherwise be vacant lots."

Added Mayor Brown, "The CalReUSE program encourages development of underutilized sites in Oakland into economic catalysts for neighborhoods. Phase II of Fruitvale Village will build more than 200 residential units and enable more Oaklanders to become homeowners."

CalReUSE provides financing to help communities overcome obstacles that have, in the past, prevented the redevelopment of many "brownfield" properties – parcels of land within the urban fabric that remain vacant because of real or perceived toxic contamination. Those obstacles have included the high costs that potential developers face in assessing the amount of contamination on a site and what steps are needed to remove it. Through the program, forgivable loans can be issued to property owners and developers to pay for such costs.

In the case of the Fruitvale Village project, the \$125,000 loan will enable the development team to proceed with the environmental assessment of Phase II, while Phase I, completed in February 2004, is already a thriving development that includes 47 housing units, 38,000 square feet of retail, 150,000 square feet of community facilities and 147 parking spaces. When completed, the entire Fruitvale project is expected to provide 200-plus residential housing units and approximately 35,000 square feet of retail, all with easy access to an adjacent BART station.

Joining Treasurer Angelides and Mayor Brown at the news conference today was Arabella Martinez, CEO of the non-profit Unity Council, the developer and driving force behind the Village development. "We are so grateful to the City of Oakland, the CalReUSE program and all those who have supported this project, which will truly be a centerpiece of the social and economic renewal of the Fruitvale community," said Martinez.

Also in attendance were representatives of the California Environmental Redevelopment Fund and the California Center for Land Recycling, the program's statewide "strategic partners," who, along with the cities of Oakland, Emeryville and San Diego, administer the loans on behalf of the State.

The CalReUSE program is part of the Treasurer's "Double Bottom Line" investment strategy, which focuses on achieving successful investment results while simultaneously broadening economic opportunity in California communities. The Treasurer serves as Chairman of the California Pollution Control Financing Authority (CPCFA), which oversees the statewide, \$10 million CalReUSE program.

Financing made available through the "Double Bottom Line" initiative also assisted in the development of Phase I of the Fruitvale Village Project. The California Health Facilities Financing Authority, also chaired by Angelides, provided \$750,000 in grants and loans to the LaClinica de La Raza health clinic located in the Village.

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